

Land Auction

ACREAGE:**273.40 Acres, m/l**

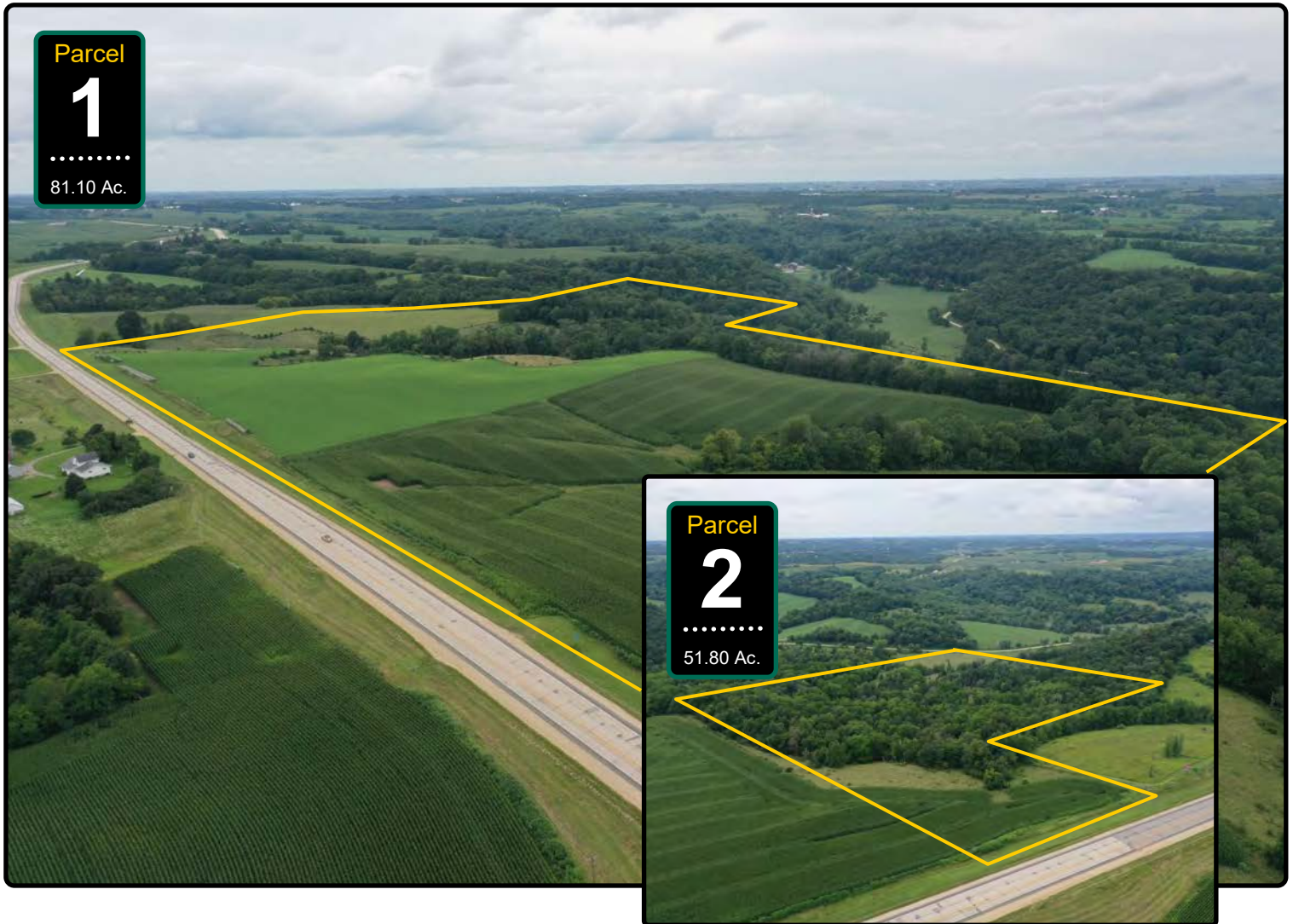
In 6 parcels
Clayton County, IA

DATE:

Tuesday,
September 20, 2022
10:00 A.M.

LOCATION:**Hybrid**

Strawberry Point, IA &
bid.hertz.ag



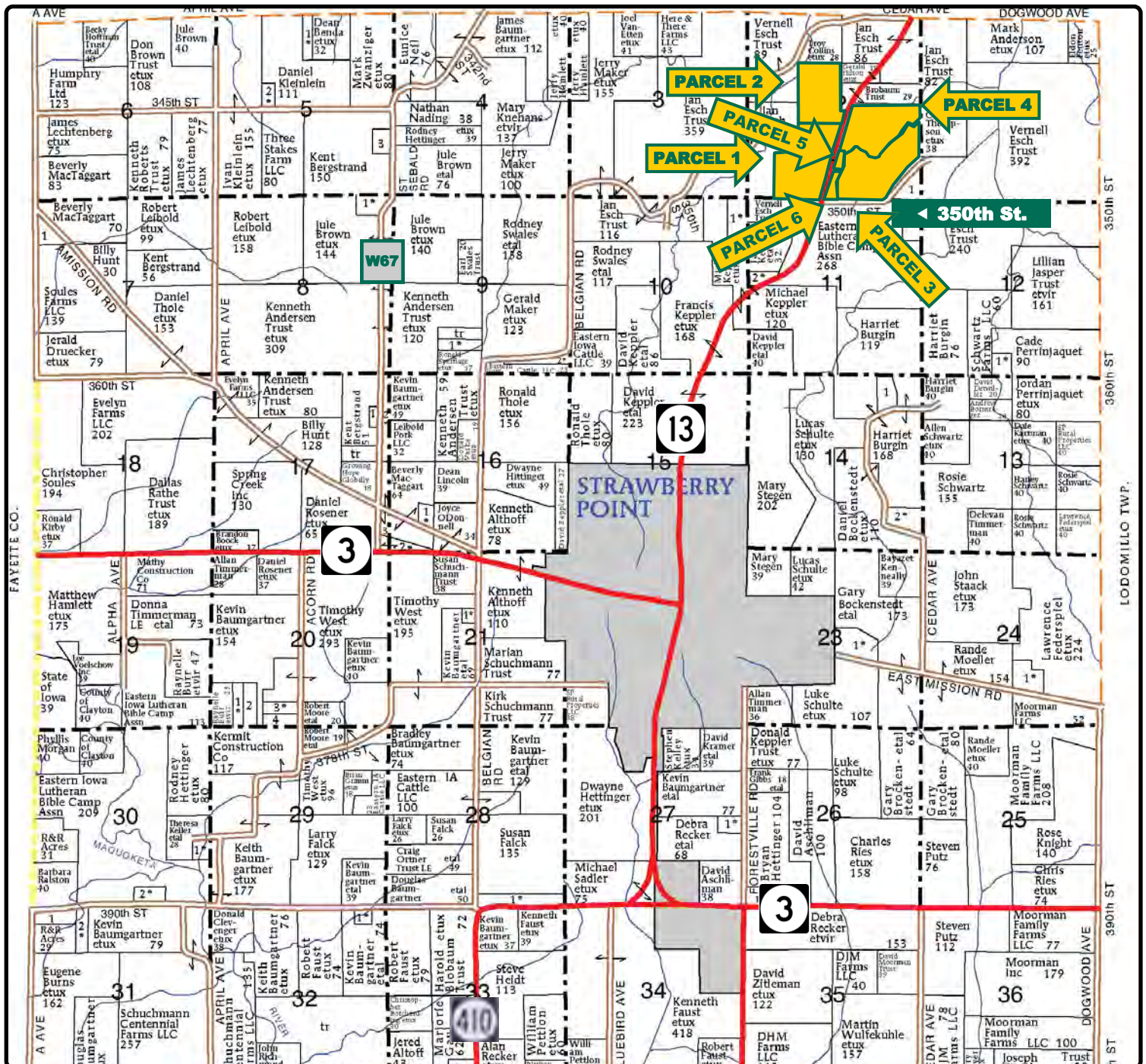
Property Key Features

- Two Farmstead Acreages Located on Scenic Highway 13
- Productive Cropland and Pasture
- Recreational Upland Timbers with Potential Building Sites

Cal Wilson
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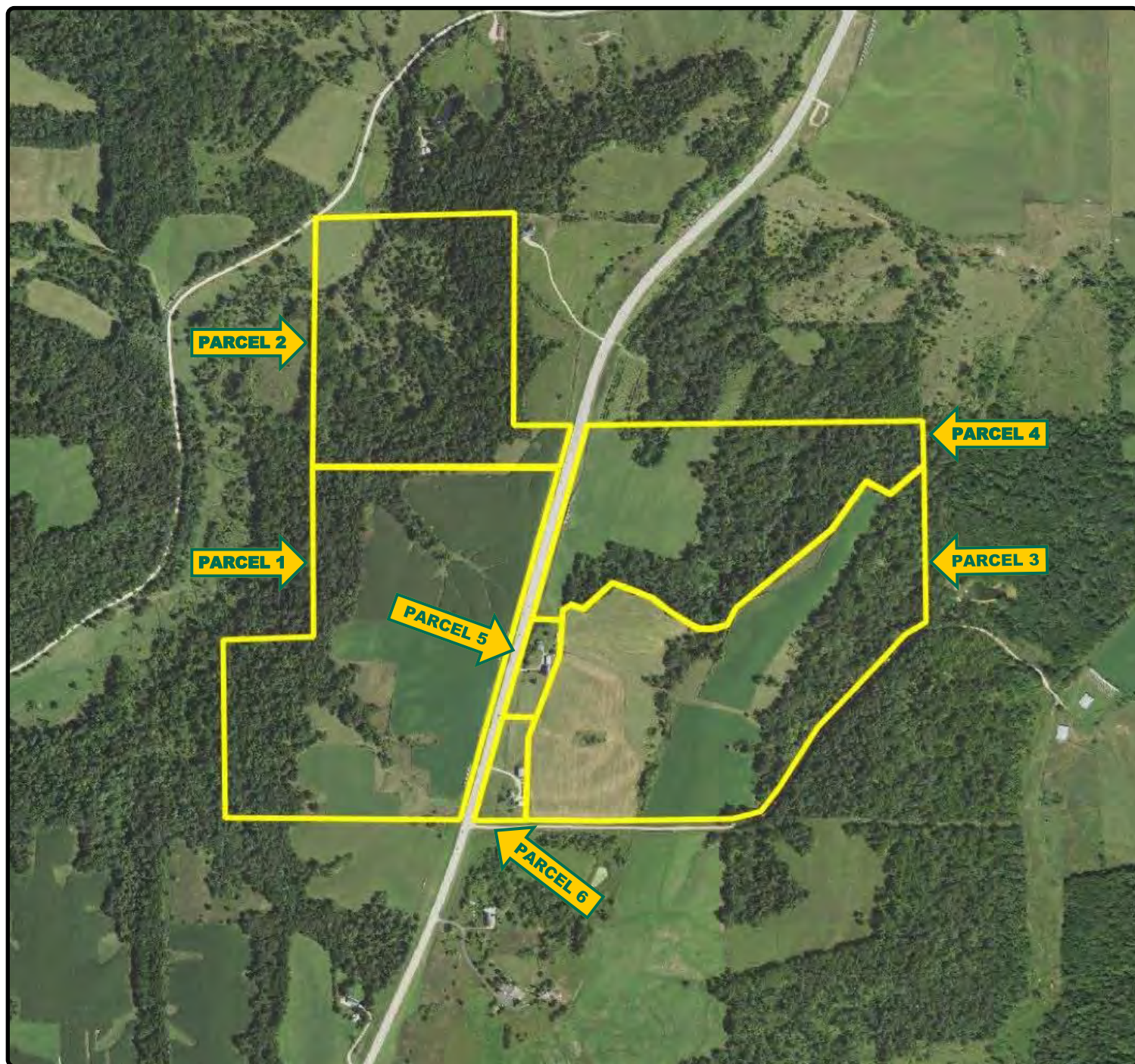


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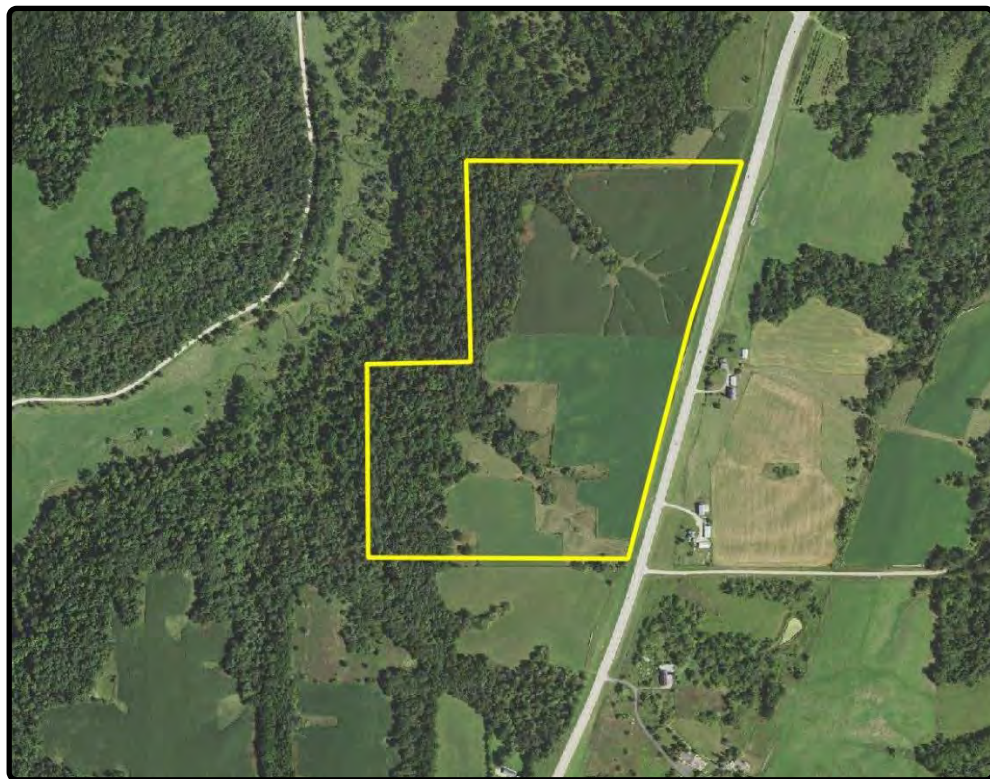
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Parcel 1

FSA/Eff. Crop Acres: 47.52*
Corn Base Acres: 13.15*
Oat Base Acres: 7.77*
Soil Productivity: 49.70 CSR2

**Acres are estimated.*

Parcel 1 Property Information 81.10 Acres, m/l

Location

Located 2½ miles northeast of Strawberry Point, Iowa.

Legal Description

Part of Section 2, Township 91 North, Range 6 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,176.42*
 Net Taxable Acres: 81.10*
 Tax per Net Taxable Acre: \$14.51*
 Tax Parcel ID #s: 1702352001, 1702376001, 1702327001, 1702401001
**Taxes estimated pending survey of property. Clayton County Treasurer/*

Assessor will determine final tax figures.

Lease Status

Currently leased for the 2022 crop year.
 Seller to retain the 2022 cropland rent.

FSA Data

Part of Farm Number 119, Tract 6190
 FSA/Eff. Crop Acres: 47.52*
 Corn Base Acres: 13.15*
 Corn PLC Yield: 149 Bu.
 Oat Base Acres: 7.77*
 Oat PLC Yield: 61 Bu.

**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fayette silt loam and Dubuque silt loam. CSR2 on the estimated FSA/Eff. crop acres is 49.70. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

Drainage

No tile maps obtained.

Water & Well Information

No known well.

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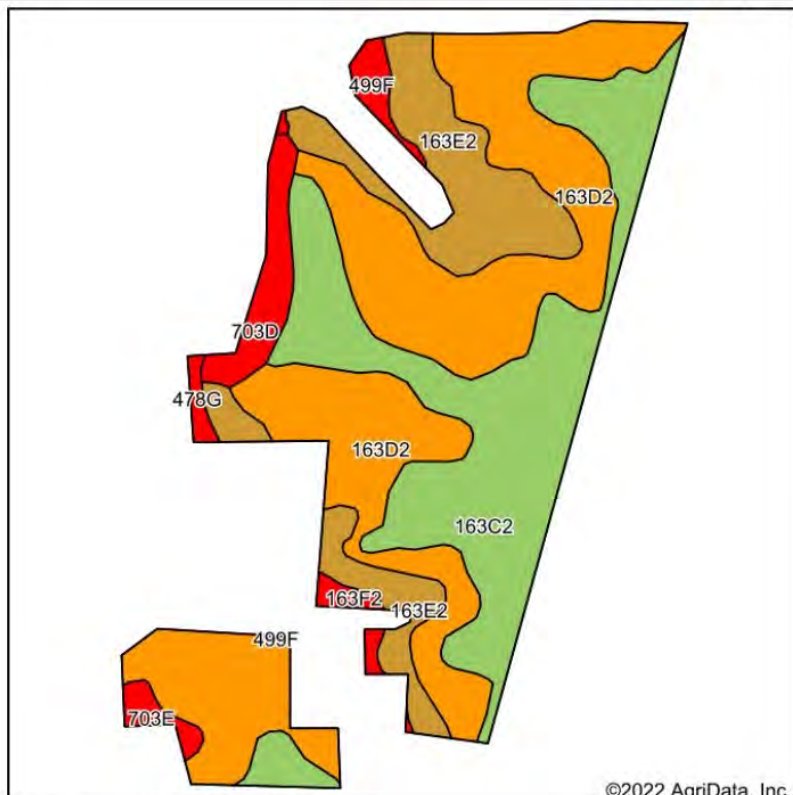
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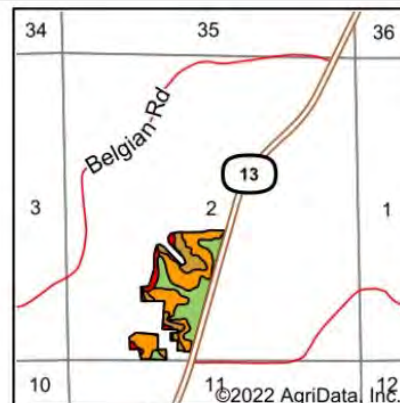
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clayton**
Location: **2-91N-6W**
Township: **Cass**
Acres: **47.52**
Date: **8/17/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA043, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	21.49	45.2%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	14.81	31.2%		IIIe	72
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	7.51	15.8%		IVe	35
703D	Dubuque silt loam, 9 to 14 percent slopes	1.75	3.7%		IVe	14
499F	Nordness silt loam, 14 to 25 percent slopes	0.69	1.5%		VIIIs	5
703E	Dubuque silt loam, 14 to 18 percent slopes	0.51	1.1%		IVe	8
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.47	1.0%		VIe	18
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.29	0.6%		VIIIs	5
Weighted Average					3.32	49.7

Comments

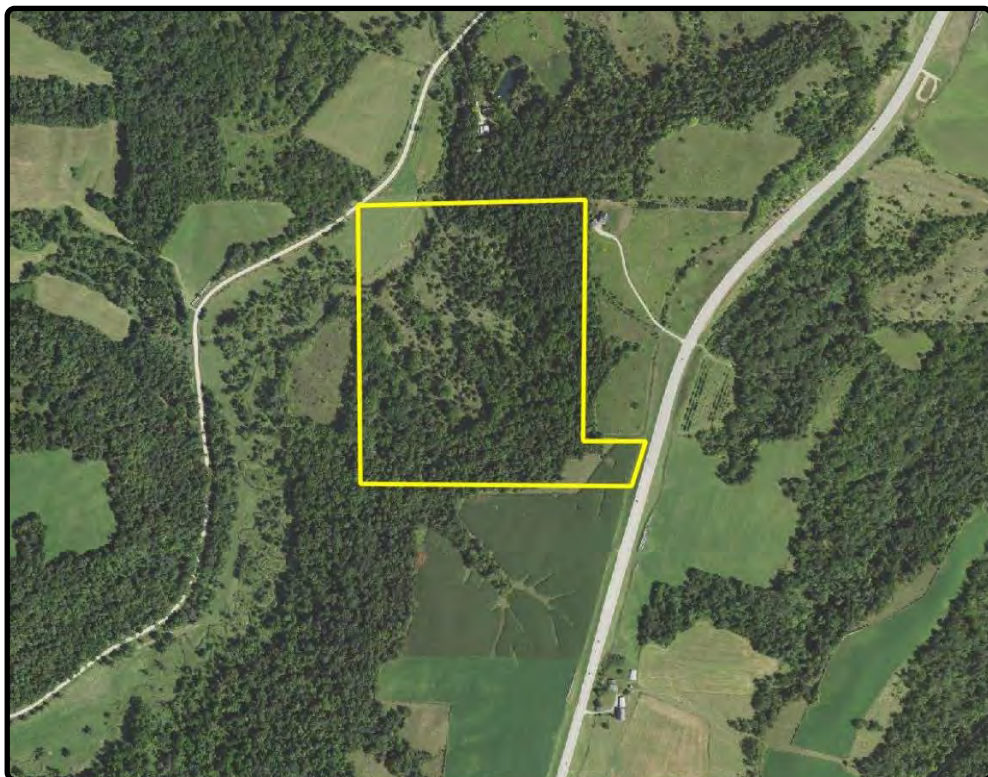
Highly tillable tract located along Highway 13.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 2

FSA/Eff. Crop Acres: 4.62*
Corn Base Acres: 1.43*
Oat Base Acres: 0.87*
Soil Productivity: 59.90 CSR2

**Acres are estimated.*

Parcel 2 Property Information 51.80 Acres, m/l

Location

Located 2½ miles northeast of Strawberry Point, Iowa.

Legal Description

Part of Section 2, Township 91 North, Range 6 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$415.08*
 Net Taxable Acres: 51.80*
 Tax per Net Taxable Acre: \$8.01*
 Tax Parcel ID #: 1702401001, 1702326001, 1702176001

**Taxes estimated pending survey of property. Clayton County Treasurer/*

Assessor will determine final tax figures.

Lease Status

Currently leased for the 2022 crop year.
 Seller to retain 2022 cropland rent.

FSA Data

Part of Farm Number 119
 Tracts 6190 & 6191
 FSA/Eff. Crop Acres: 4.62*
 Corn Base Acres: 1.43*
 Oat Base Acres: 0.87*

**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.
 NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Arenzville silt loam and Fayette silt loam. CSR2 on the estimated FSA/Eff. crop acres is 59.90. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

Drainage

No tile maps obtained.

Water & Well Information

No known well.

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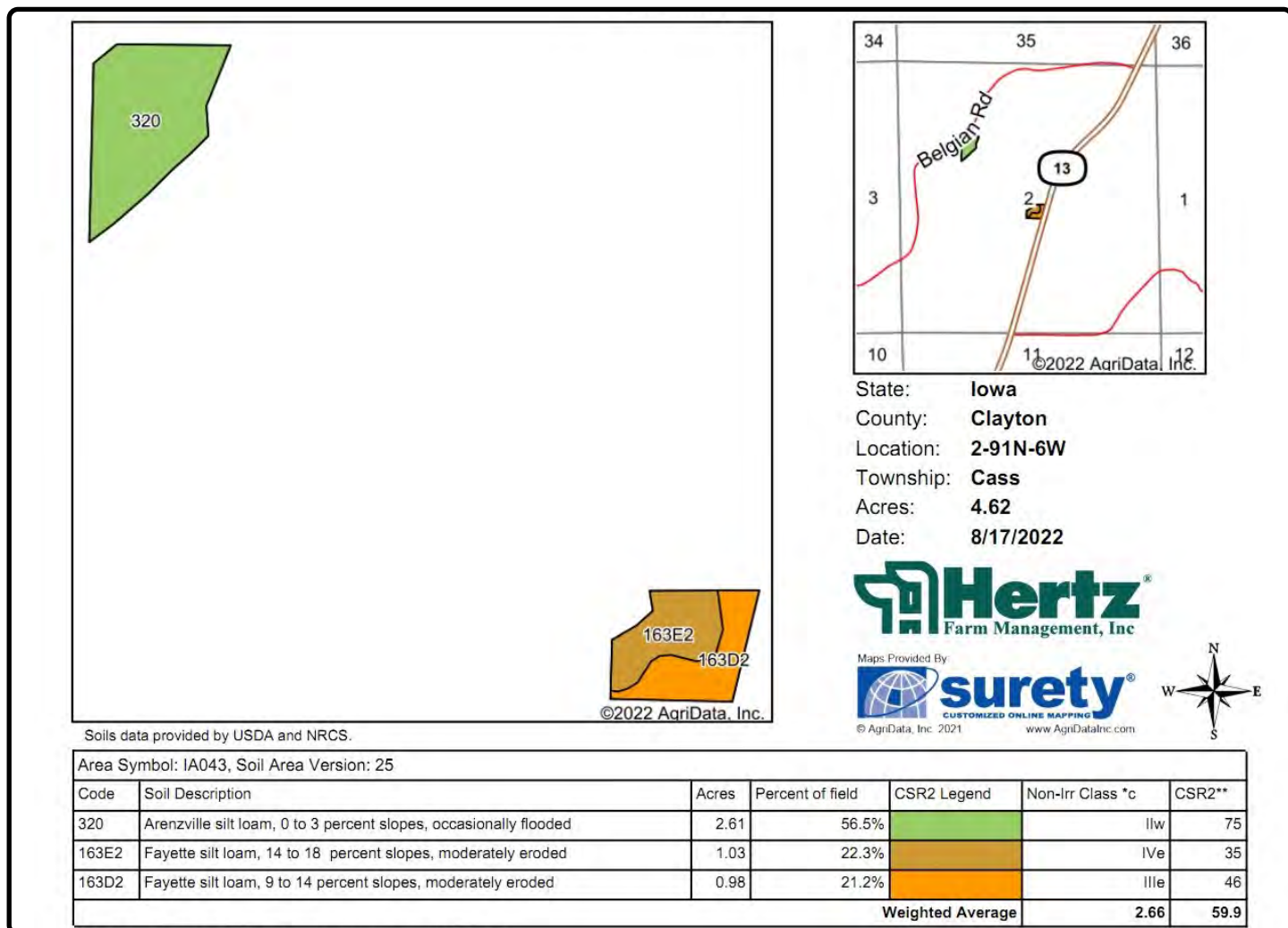
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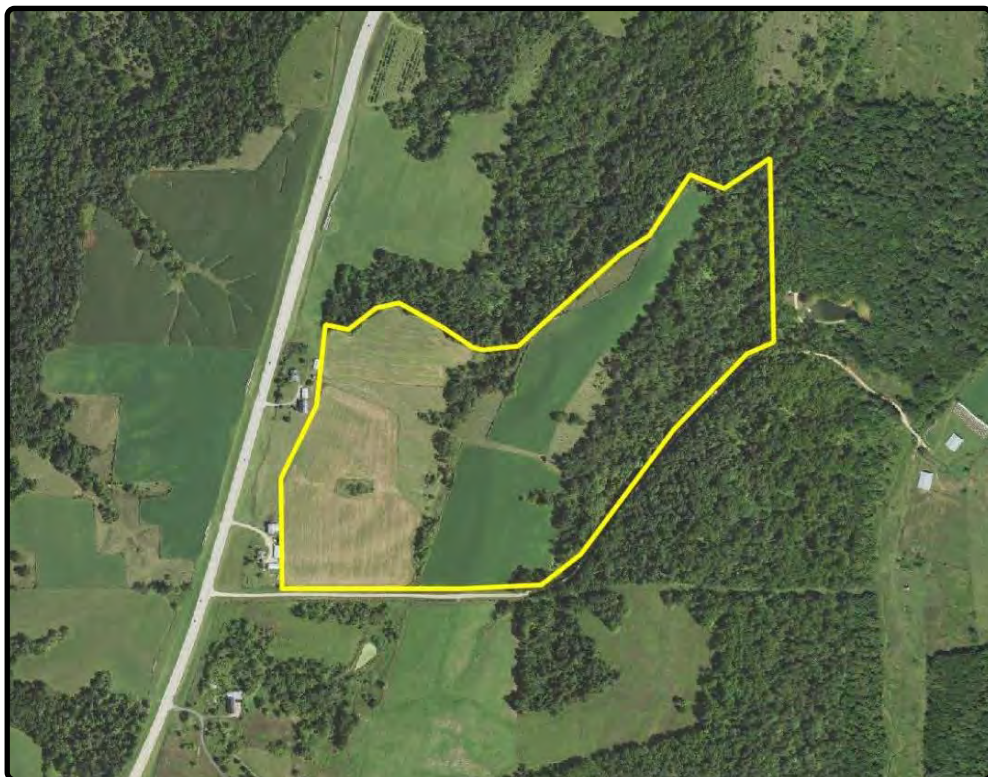
Comments

Great recreational opportunity with potential building site along Highway 13.

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Parcel 3

FSA/Eff. Crop Acres: 44.67*
Corn Base Acres: 12.52*
Oat Base Acres: 7.40*
Soil Productivity: 38.00 CSR2

**Acres are estimated.*

Parcel 3 Property Information 80.25 Acres, m/l

Location

Located 2½ miles northeast of Strawberry Point, Iowa.

Legal Description

Part of Section 2, Township 91 North, Range 6 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$876.93*
 Net Taxable Acres: 80.25*
 Tax per Net Taxable Acre: \$10.93*
 Tax Parcel ID #s: 1702401001, 1702426001, 1702451001, 1702476001

**Taxes estimated pending survey of property. Clayton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Currently leased for the 2022 crop year. Seller to retain the 2022 cropland rent.

FSA Data

Part of Farm Number 119, Tract 6191
 FSA/Eff. Crop Acres: 44.67*
 Corn Base Acres: 12.52*
 Corn PLC Yield: 149 Bu.
 Oat Base Acres: 7.40*
 Oat PLC Yield: 61 Bu.

**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fayette silt loam and Nordess silt loam. CSR2 on the estimated FSA/Eff. crop acres is 38.00. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

Drainage

No tile maps obtained.

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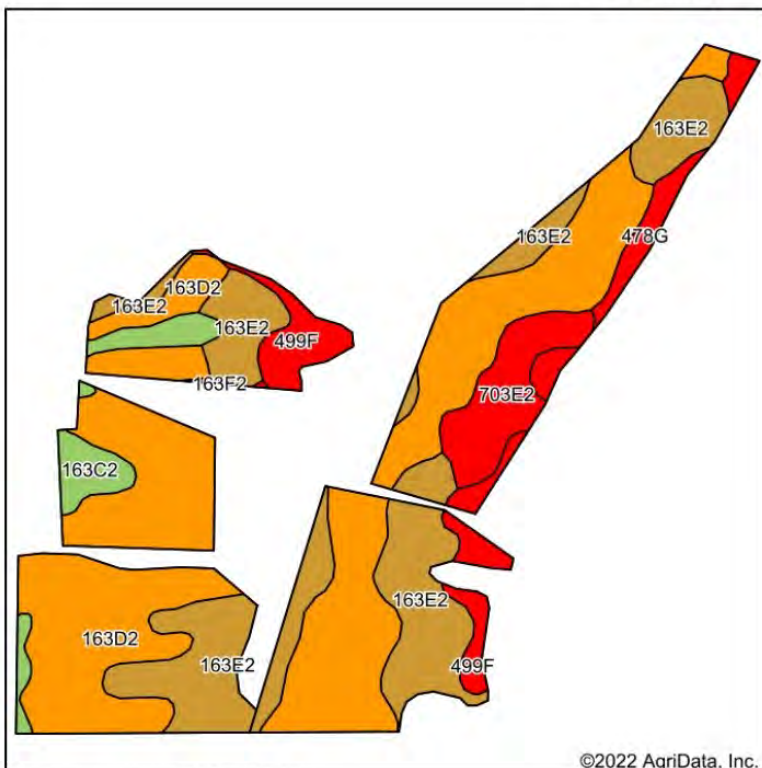
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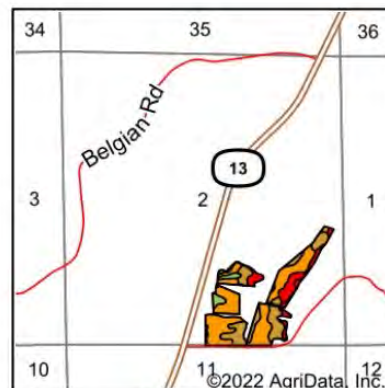
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clayton**
Location: **2-91N-6W**
Township: **Cass**
Acres: **44.67**
Date: **8/17/2022**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA043, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	23.12	51.8%		IIIe	46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.55	28.1%		IVe	35
499F	Nordness silt loam, 14 to 25 percent slopes	3.01	6.7%		VIIIs	5
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	2.76	6.2%		IVe	8
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.11	4.7%		IIIe	72
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	1.12	2.5%		VIIIs	5
Weighted Average					3.71	38

Water & Well Information

No known well.

Comments

Well-maintained alfalfa field with additional recreational opportunities.

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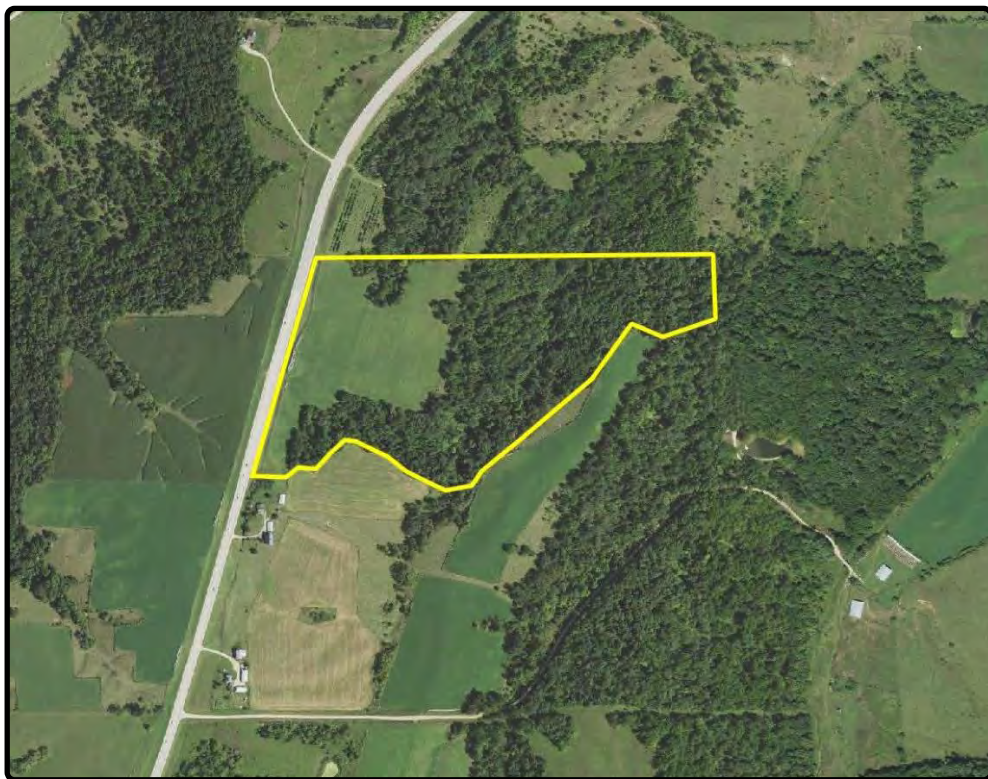
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Parcel 4

FSA/Eff. Crop Acres: 18.04*
Corn Base Acres: 5.00*
Bean Base Acres: 2.96*
Soil Productivity: 49.30 CSR2

**Acres are estimated.*

Parcel 4 Property Information 52.75 Acres, m/l

Location

Located 2½ miles northeast of Strawberry Point, Iowa.

Legal Description

Part of Section 2, Township 91 North, Range 6 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$774.87*
 Net Taxable Acres: 52.75*
 Tax per Net Taxable Acre: \$14.69*
 Tax Parcel ID #s: 1702401001, 1702426001

**Taxes estimated pending survey of property. Clayton County Treasurer/*

Assessor will determine final tax figures.

Lease Status

Currently leased for the 2022 crop year.
 Seller to retain the 2022 cropland rent.

FSA Data

Part of Farm Number 119, Tract 6191
 FSA/Eff. Crop Acres: 18.04*
 Corn Base Acres: 5.00*
 Corn PLC Yield: 149 Bu.
 Oat Base Acres: 2.96*
 Oat PLC Yield: 61Bu.

**Acres are estimated pending reconstitution of farm by the Clayton County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fayette silt loam and Dubuque silt loam. CSR2 on the estimated FSA/Eff. crop acres is 49.30. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Rolling.

Drainage

No tile maps obtained.

Water & Well Information

No known well.

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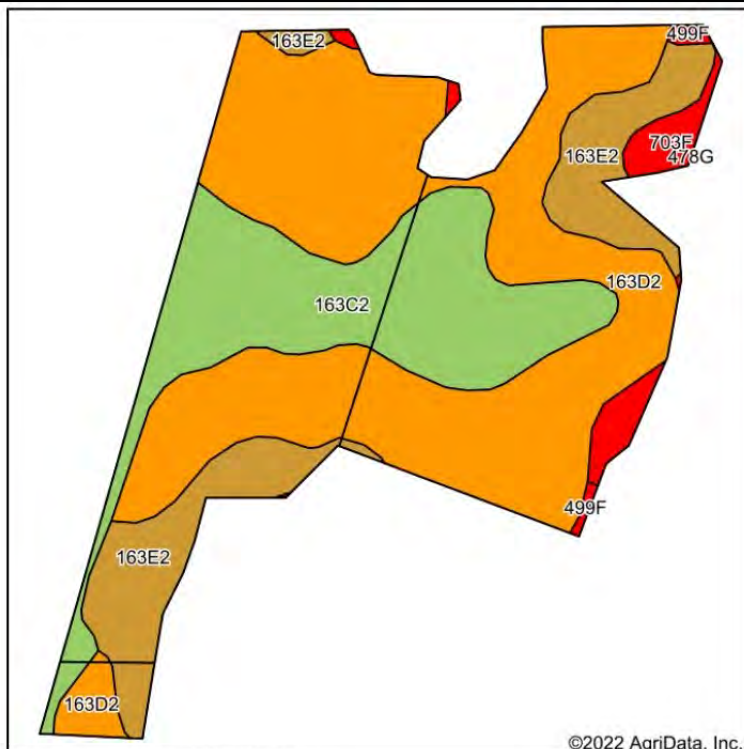
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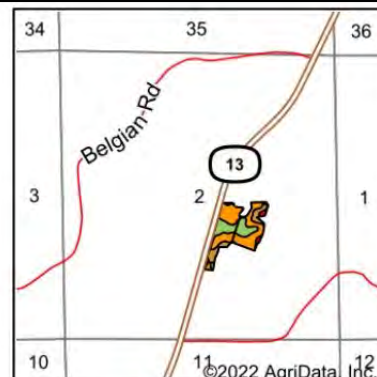
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clayton**
Location: **2-91N-6W**
Township: **Cass**
Acres: **18.04**
Date: **8/17/2022**



Maps Provided By:

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Area Symbol: IA043, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	9.64	53.4%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.69	26.0%		IIIe	72
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	2.96	16.4%		IVe	35
703F	Dubuque silt loam, 18 to 25 percent slopes	0.60	3.3%		VIe	6
499F	Nordness silt loam, 14 to 25 percent slopes	0.15	0.8%		VIIIs	5
Weighted Average					3.30	49.3

Comments

Mixed-use property with great recreational opportunities with potential building site.

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Parcel 5

Total Living SF: 1,901

Bedrooms: 3

Bathrooms: 2

Year Built: 1900

ADDRESS:

34806 Hwy 13
Strawberry Point, IA 52076

Open Houses

Sept. 6 5-7 p.m.

Sept. 11 Noon-2 p.m.

Parcel 5 Property Information 3.50 Acres, m/l

Location

Approximately 3.50 acres located at 34806 Highway 13, Strawberry Point, Iowa 52076. Located 2½ miles northeast of Strawberry Point, Iowa.

Legal Description

Part of Section 2, Township 91 North, Range 6 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,109.06*
Net Taxable Acres: 3.50*
Tax Parcel ID #s: 1702451001,
1702376001

**Taxes estimated pending survey of property. Clayton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Dwelling not currently leased.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.

Dwelling

1½ story frame home built in 1900 with 3 bedrooms and 2 bathrooms. The dwelling consists of 1,901 square feet. The home is heated with gas and has central air.

Outbuildings

- 32' x 58' Pole barn built in 1900
- 10' x 12' Shed built in 1900
- 24' x 50' Machine building built in 1949
- 24' x 50' Swine Finish and Farrow built in 1960
- 12' x 30' Concrete silo built in 1951

Water & Well Information

Water has been tested by the county and is safe for human consumption.

Septic

Septic system recently passed the DNR inspection.

Comments

Scenic acreage along a hard-surface road with outbuildings.

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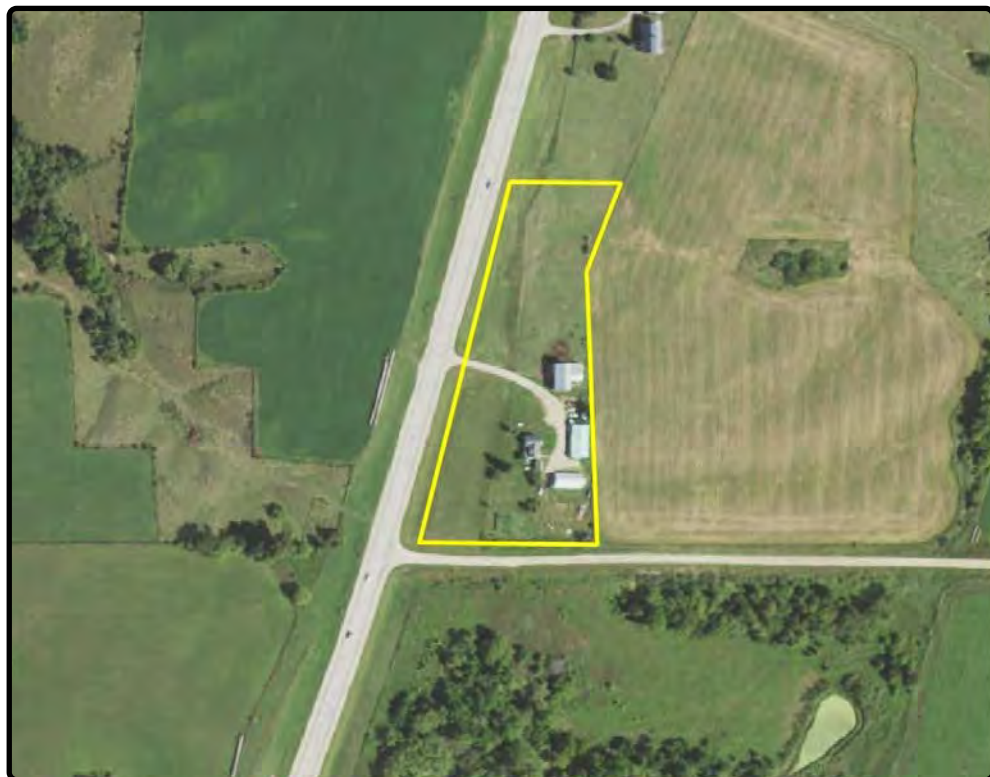
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Parcel 6

Total Living SF: 1,454

Bedrooms: 3

Bathrooms: 1

Year Built: 1900

ADDRESS:

34934 Hwy 13
Strawberry Point, IA 52076

Open Houses

Sept. 6 5-7 p.m.

Sept. 11 Noon-2 p.m.

Parcel 6 Property Information 4.00 Acres, m/l

Location

Approximately 4 acres located at 34934 Highway 13, Strawberry Point, IA 52076. Located 2½ miles northeast of Strawberry Point, Iowa.

Legal Description

Part of Section 2, Township 91 North, Range 6 West of the 5th P.M. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$655.63*
Net Taxable Acres: 4.00*
Tax Parcel ID #s: 1702451001,
1702376001

**Taxes estimated pending survey of property. Clayton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Dwelling currently leased for 2022. Seller to retain the 2022 rent until closing.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.

Dwelling

1½ story frame home built in 1900 with 3 bedrooms and 1 bathroom. The dwelling consists of 1,454 square feet. The home is heated with gas and has central air.

Outbuildings

- 28' x 52' Pole barn built in 1900
- 26' x 32' Lean-To built in 1965
- 10' x 16' Shed built in 1900
- 30' x 63' Machine Building built in 1967
- 12' x 16' Crib built in 1900
- 24' x 50' Poultry House built in 1956
- Steel Bin built in 1975

Water & Well Information

Water has been tested by the county and is safe for human consumption.

Septic

Septic to be updated prior to closing of the sale at Seller's expense.

Comments

Scenic acreage along a hard-surface road.

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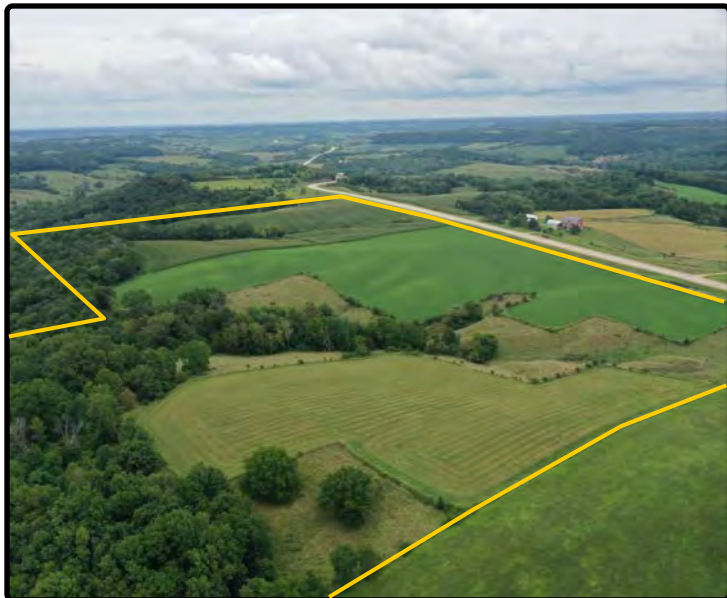
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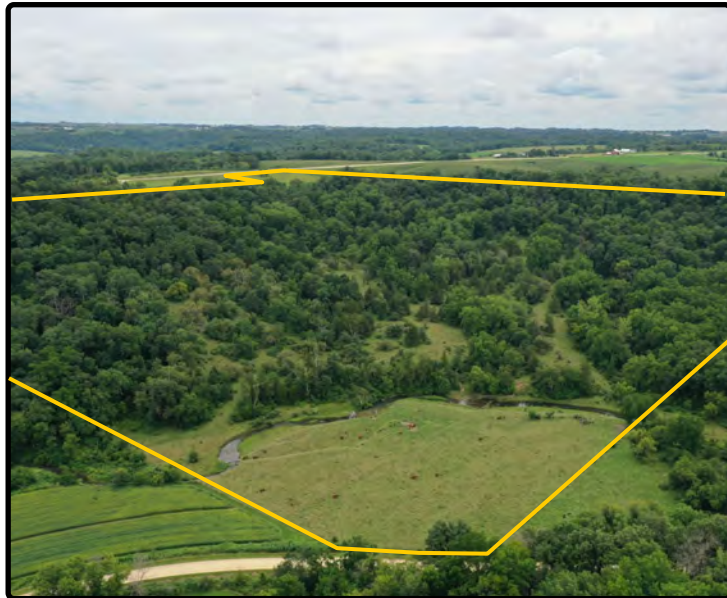
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Parcel 1 - Looking northeast



Parcel 2 - Looking northwest



Parcel 3 - Looking northeast



Parcel 3 - Looking southwest

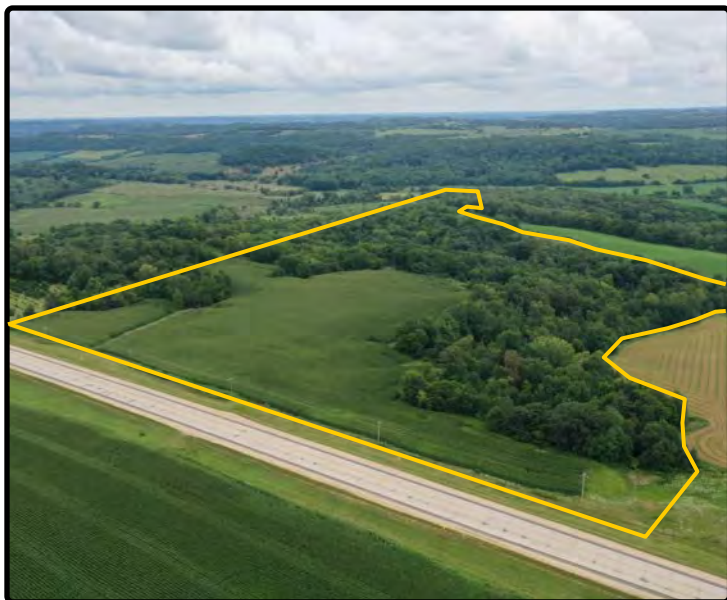


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Parcel 4 - Looking northeast



Parcel 4 - Looking southwest



Parcel 5 - Looking northwest



Parcel 6 - Looking southeast



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Date: **September 20, 2022**

Time: **10:00 a.m.**

Site: **Strawberry Point
Civic Center
401 Commercial Street
Strawberry Point, IA 52076**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Cal Wilson at 319-360-1009 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- Parcels 1 through 4 will be offered by the Choice and Privilege Method with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding. This process will repeat until all remaining parcels (Parcel 1-4 offering) are matched with a high bidder and price.
- Parcels 5 & 6 will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Virginia J Behrens Revocable Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Elliott Siefert

Attorney

Philip D. Brooks
Simmons Perrine Moyer Bergman PLC

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 20, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires December 1, 2022. Taxes will be prorated to closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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